
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District:	Capitol Hill Historic District	<input type="checkbox"/> Agenda
Address:	123 6th Street, SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	April 25, 2013	<input checked="" type="checkbox"/> Alteration
Case Number:	13-262	<input type="checkbox"/> New Construction
Staff Reviewer:	Frances McMillen	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Owners Mark Bellerman and Vesper Vai, with plans prepared by Gay Hardwick, AIA, requests concept review for a rear addition to 123 6th Street, SE in the Capitol Hill Historic District.

Property Description

The property is a two-story, detached frame structure with a side gable roof. Preliminary research indicates that 123 6th Street, SE was constructed in the late 19th century and the house's rear ell addition was added at a later date. A porch with a flat roof supported by brick piers extends from the front elevation and a recessed porch is located at the rear of the house. A small, first floor projecting bay is also located at the rear of the house on its south elevation. The building is clad in asbestos siding. A shed and garage clad in corrugated metal are located at the rear of the house; the date of their construction is unknown. A driveway is located between 123 and 125 on the south side of the building.

Proposal

The proposal includes a side and rear two-story addition, basement excavation, removal of the asbestos siding, and demolition of the garage and shed. The back wall of the rear ell would be removed, along with the rear porch and south elevation projection, to accommodate the new construction. The addition would extend approximately seven feet beyond the current rear wall of the house and span the width of lot. The side portion of the addition is set back 20 feet from the property line maintaining a portion of the 45 foot driveway. It would share a party wall with 125 6th Street. The new addition maintains the rear ell's height and roof line. Sliding or French doors are located on the first floor of the rear addition and three, one-over-one windows are located on the second floor. The historic house façade will be clad in wood and the addition in hardiplank. The addition's front elevation includes an entrance on the first floor and two, one-over-one windows on the upper story. A wood pergola is located between the first and second floors.

Evaluation

The new two-story addition is compatible with the historic house in its massing, materials, and overall design. The addition is visible from the street, but substantially set-back, maintaining the driveway and the open space between the historic house and its neighbor. The addition's small

footprint, side setback, and height will allow it to be subordinate to the historic portion of the building. A variation of the rear fenestration will clearly differentiate old from new.

Further refinement of the design, such as extending the wood siding to the side elevation and façade of the addition is suggested.

Recommendation

The HPO recommends that the Board find the concept to be compatible with the character of the historic district and consistent with the purposes of the preservation act, and that final approval be delegated to staff.